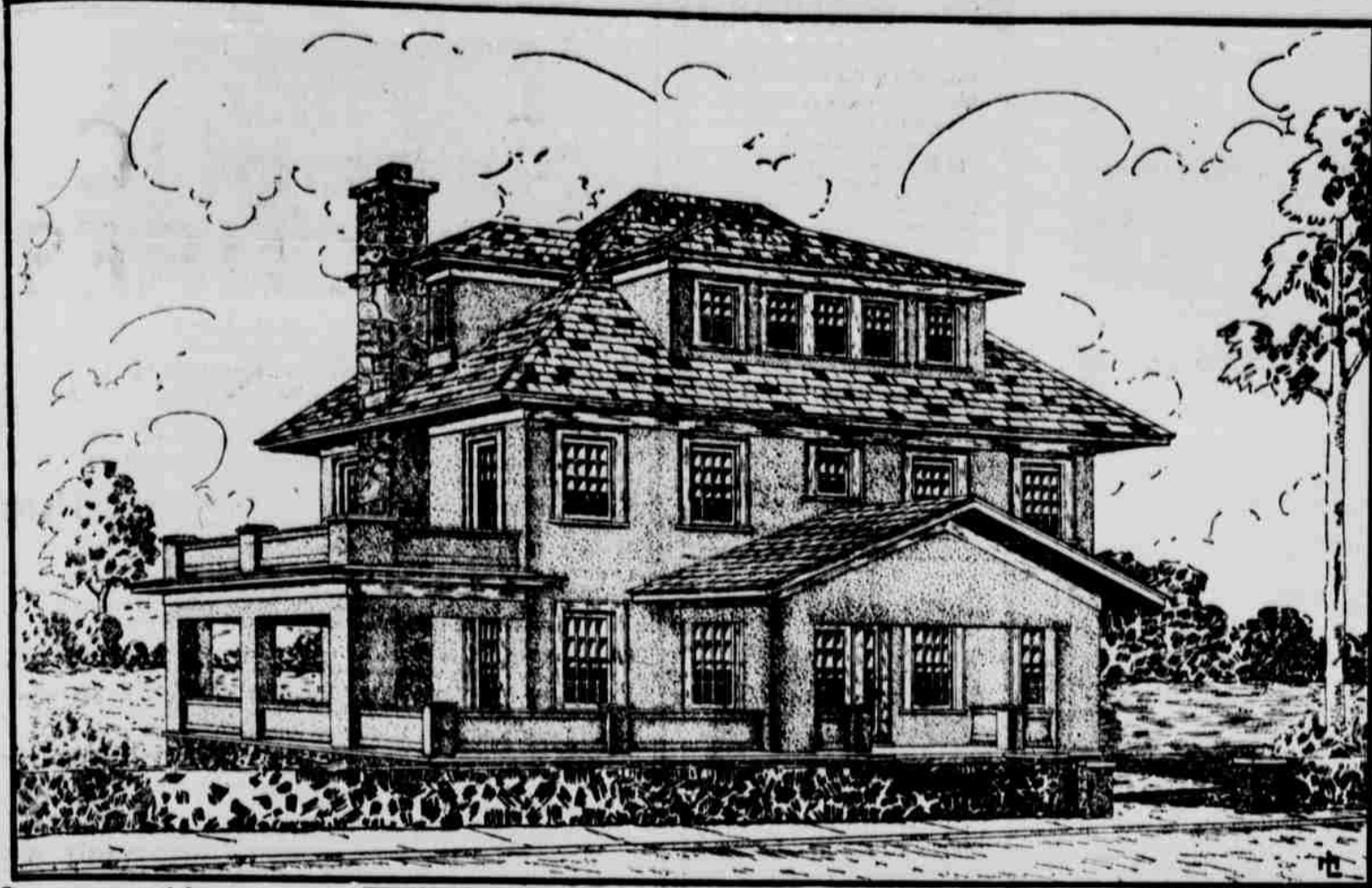


# "TRUE AMERICAN HOME" PLANNED FOR THE SUN'S DWELLING CONTEST

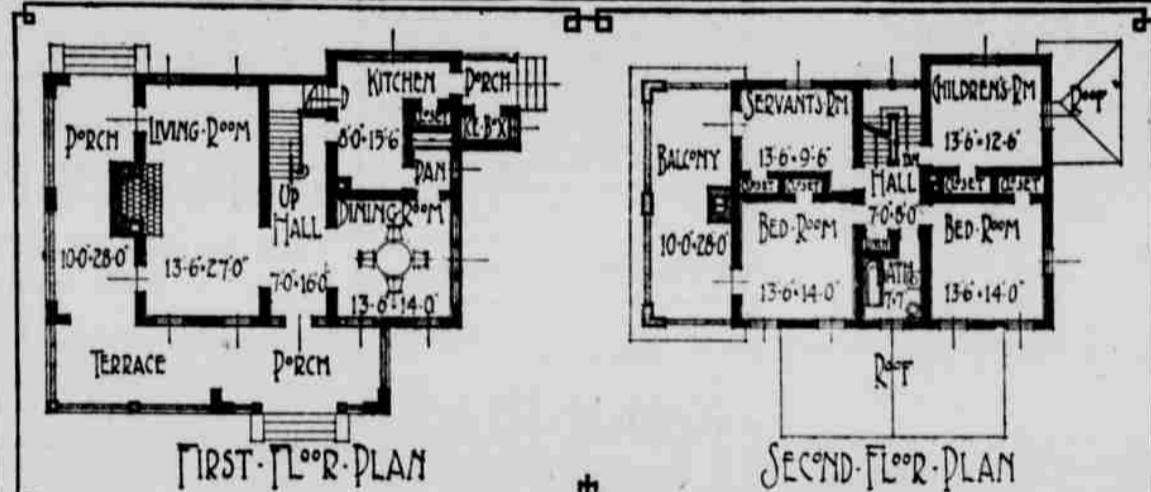


Centres About a Plan Which Affords Maximum Comfort—Developed at Mountain Lakes.

One of the designs in the recent Country Home Competition held by The Sun which attracted much attention was submitted as the "True American Home." It is the work of Lloyd A. Kay, a designer in the architectural department of Mountain Lakes, Inc., and represents a type of building which has been developed so successfully as to warrant the claim that it represents the choice of American homebuilders.

The "True American Home" is an ideal residence for the man of moderate means. It is to be found in variously modified styles in the modern home community at Mountain Lakes. The exteriors of these houses, while different, follow no particular style of architecture. Their adaptability to interiors is considerable too. Within them there are to be found practically only three different arrangements of rooms. Taking the first floor plan, one has an entrance to the living room, without a hall; another has an entrance with the hall on the side, and the third and most popular is the one with the entrance into a central hall. The straight lines followed in the plans of these variations. The central hall plan is most desired and is worthy of fuller description. The entrance hall runs practically through the house, with a stairway leading to the second floor in the rear. To the left is the living room, a spacious place extending the depth of the house. To the right are the dining room and kitchen, the space being a little less than equally divided. These arrangements permit of varied changes to suit the purchaser. The kitchen porch, a handy accessory, may be built either to the side or on the rear without upsetting the kitchen plan.

The second floor plan follows similar lines, the straight architectural lines being the most striking feature of the plan. There is a bedroom in each corner of the house, giving two or three win-



dows to each. The front of the centre hall is utilized as a bathroom and the rear for stairs to the third floor. With a house 27x37 feet, it is easy to figure the spaciousness of the bedrooms and the space available for closets.

The third floor, or attic, space is lessened somewhat by the roof construction, but the straight lines are retained in the floor plan. Three to four bedrooms can be laid out here with a bathroom.

It will be observed that the stairs rise in the rear of the house, a convenient feature for the housewife, who has quick access to any part of the house from the kitchen. A stairway leads to the cellar from the kitchen also and a doorway opens on the rear yard. This arrangement makes the kitchen, the most used room, the starting point for any part of the house.

The plans as devised allow for room to grow. The attic floor may not be needed, that is, seven rooms may suffice to accommodate the family in its beginning. These rooms then need not be fitted up for living purposes. In later years, when the family has grown up and individual bedrooms are desired the third floor can be easily converted into sleeping apartments.

"To make any residential park look right," said H. J. Hargood of Mountain Lakes, Inc., recently, "the exteriors of the houses must vary. There must be different styles of architecture along the lines of English, Moorish, Italian and Colonial designs. We have followed this

plan in developing Mountain Lakes with success. In fact, Mountain Lakes has grown faster than any like development anywhere.

"Our development is due to the diversity of houses and plots we have to offer. Within walking distance of the station on the property we have houses ranging in price from \$6,000 to \$10,000. On the hills, overlooking Orange Mountain and Mountain Lakes and distant lakes, we have estates of from one to five acres, which with the houses on them can be had for from \$15,000 to \$100,000.

"The True American Home type of house, which is referred to, can be built for the Mountain Lakes, Inc., for \$6,000. This cost is made possible, though, only through a systematized building plan. At least ten houses must be under construction at once, all in various stages of completion. The construction of a series of buildings effects a saving of between 50 and 60 per cent. This is because material is bought in carload lots at the lowest possible price. Besides it is essential to have the material on hand before any construction work is begun. Then there is no delay for lack of material and the mechanics can work on without interruption. Such interruption is a common occurrence in individual building construction.

"The next economy is accomplished by having specialized gangs of men to do only one particular work.

Mountain Lakes is not given over entirely to the moderate priced house. One of the popular types, of which three were sold in ten days, is a \$15,000 building of Colonial design on the ridge. It contains thirteen rooms and three baths. Another type, selling at \$40,000, has twenty rooms, seven baths and five fireplaces. It is in the centre of a large estate and one of the highest priced houses of the development. The feature of the higher priced houses is the enclosed semi-parlor and breakfast porch. The \$40,000 building has the servants' quarters in a separate wing.

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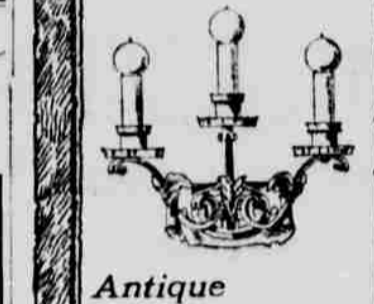
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# Planned Country Place for Himself but Developed Fine Home Settlement Instead



GENERAL VIEW OF MANHASSET PARK, INTENDED BY ITS DEVELOPER TO BE HIS PRIVATE ESTATE.



ONE OF THE PRETTY HOMES IN MANHASSET PARK.



ANOTHER TYPE OF MANHASSET PARK HOME.

This is a story of a business man who started out to build himself a fine country estate, but instead erected a number of dwellings for others on the property which he had selected for himself. The story goes back a dozen years, perhaps. At that time, like to-day, there was a considerable inclination among New York business men to build fine homes in the country for all year occupancy. John M. Riehle, general business manager of several clubs and one of the committee which welcomed to New York Gen. Joffre and other members of the French war commission to this country, was one of the many who decided to build a country place easy to reach in the evening after a hard day's work in New York.

The Manhasset section on the north shore of Long Island appealed to Mr. Riehle as an ideal place to build a home, since it was picturesque, commanded wide and varied views of the country and was close to the business and amusement sections of Manhattan and Brooklyn. On the hills back of Manhasset Mr. Riehle found property which answered his desire. It was close enough to Manhattan Bay to be convenient yet far enough away to be secluded. There, too, he could get a better view of the wide Manhasset Bay and the Sound beyond, with the Connecticut hills to the

north across these waters. On the other side laid the great farming region of Long Island; to the east the hills and valleys that skirt the coast line of Long Island Sound, and on the west was the skyline of the city.

There were several connecting farms on these hills totalling about eighty acres, which Mr. Riehle bought. With the property in hand, and the type of home which he was going to have erected in his mind, business developments forced him to lay aside his plans for a country home. Business required too much of the time to think again about building on the Manhasset hills. The delay ran into a year and then two.

Continued on Thirteenth Page.

REAL ESTATE FOR SALE. REAL ESTATE FOR SALE.

## COUNTRY ESTATES AND SUBURBAN PROPERTIES

The following properties have been carefully selected and are of excellent value:

**Oyster Bay, L. I.**

Large Frontage on Oyster Bay Harbor. A Gentleman's Country Estate, comprising 42 acres. Frontage of about 1,000 feet on West Shore Drive. House contains 24 rooms and 7 baths, duplicate heating system. Garage, observation tower, farmer's cottage, stable, water tower with duplicate water system and other outbuildings. Extensive view of Harbor, Long Island Sound and surrounding country.

**Nyack, N. Y., "North Mountain."**

This estate is located on a hill 500 feet above the Hudson River and comprises 130 acres. 30 acres of which are cleared for agricultural purposes. 10 acres occupied by lawn, buildings, roads and kitchen garden. 60 acres of woodland stocked with game. The residence is a three-story stone building containing 17 rooms, 3 baths. Pure heat and electricity. Gardener's cottage of 8 rooms and bath. Combination garage and stable. Outbuildings. THIS IS A RARE OPPORTUNITY.

**Briarcliff Station—Dutchess County, N. Y.**

An exceptional farm property comprising 58½ acres—45½ acres tillable and 130 acres in timber. Splendidly adapted to dairy purposes. Main house contains 12 rooms, 3 bath, house, barn, outbuilding, etc. This is a rare opportunity, as the property will be sold at a low price in order to settle the estate.

**Locust Point, N. J.—Opposite Oceanic.**

On the Shrewsbury River. One and one-half acres; 135 feet river frontage; house contains 10 bedrooms, 3 baths, garage with living quarters, dock and boat house. An opportunity to secure a fine summer home.

**Loch Arbour, N. J. (Adjoining Allenhurst).**

Northeast Corner Ocean and Euclid Avenues. A 2½-story frame residence, furnished, containing 16 rooms, 2 baths, butler's pantry, laundry, etc. Furnace heat. Stable and garage with room. Plot 100x150. 1 block from Loch Lake—2 blocks from ocean. One of the best located sections on the New Jersey Coast. WILL RENT FURNISHED FOR THE SEASON.

**Caldwell, N. J. (Near Montclair).**

In the Orange Mountains—at Essex County's Highest Point. "RUNKET," with its terraced lawn overlooking a 200-acre sweep of valley, will be appreciated by any one who desires a REAL COUNTRY HOME near New York. The house is one of comfortable proportions containing 15 rooms, 4 baths. Constructed of stone and shingle. It sets in a thick forest of 1½ acres of field and woodland. The stable, garage, servants' quarters, laundry, etc. are all of high quality and large vegetable and flower gardens furnish all requisites for ideal country life. The Montclair and Essex Hills Golf Clubs are conveniently located. The owner has instructed me to either sell or rent this attractive property upon very reasonable terms.

NOTE:—My Country Estates Department will serve you in buying—or if you have property for sale, let me consult with you.

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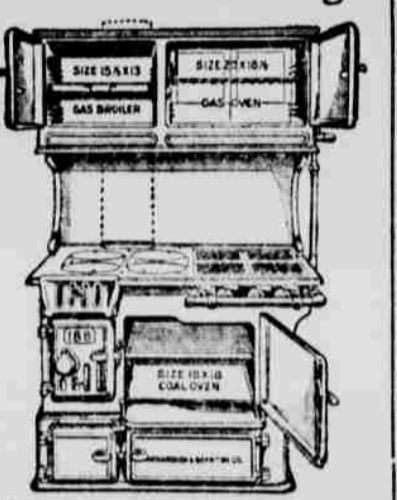
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